

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
MCCLAIN, SUSAN 82 NOBADEER RD CENTERVILLE MA 02632	1 Level	2 Public Water	1 Paved	9 Rear Location	Description	Code	Assessed	Assessed	RESIDNTL 1010 665,000 RES LAND 1010 158,000		
		4 Gas									
		6 Septic									
SUPPLEMENTAL DATA						Total				823,000	823,000
Alt Prcl ID		Split Zonin RC-1;RD-1		Plan Ref. Land Ct# 40592-C							
BID Parcel		ResExpt Q YES:		Life Estate							
#DL 1 LOT 25		#DL 2		PP STATU							
GIS ID F_977652_2704275		Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)											
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed								
MCCLAIN, SUSAN M TR	C232839	0	05-02-2023	U	I	100	1F	2023	1010	589,500	2022	1010	489,600	2021	1010	409,100			
MCCLAIN, SUSAN	C228932	0	01-20-2022	Q	I	720,000	00		1010	143,600						106,400			
DRIFMEYER, FRED W & ALICE E	C117261	0	04-15-1989	Q	I	151,900	U									12,400			
TSOUROS, CHARLES & PANDORA	C96289	0	04-15-1984	Q	I	82,300	U												
SHIELDS, THOMAS M ET ALS TRS	C93490	0	09-15-1983	U		0													
Total								733,100	Total		596,000	Total		527,900					

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int											
2024	5C	RESIDENTIAL EXEMPTION																	
2024	22D	VET (SERVICE RELATED)																	
Total			0.00																

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0105				HYAN	Appraised Bldg. Value (Card)	596,300	
					Appraised Xf (B) Value (Bldg)	56,200	
					Appraised Ob (B) Value (Bldg)	12,500	
					Appraised Land Value (Bldg)	158,000	
					Special Land Value	0	
					Total Appraised Parcel Value	823,000	
					Valuation Method	C	
					Total Appraised Parcel Value	823,000	

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
53770	06-07-2001	AD	Addition	135,024	01-01-2002	100		MULTIPLE ADDITIONS	08-29-2023	EG	03		16	In Office Review	
42142	11-01-1999	WD	Wood Deck	7,000	06-01-2000	100	01-01-2000		08-04-2023	YB	03		16	In Office Review	
									08-02-2023	EG	03		16	In Office Review	
									06-01-2023	TR	02		20	Sale Review	
									06-08-2022	BM	03		16	In Office Review	
									04-20-2022	BM	22		22	Change of Address	
								10-29-2021	SR	01		03	Cycl Insp Comp		

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1010	Single Fam M-0	SPLI	4	0.510	AC	176,344.00	1.75655	1.0000	5	1.00	0105	1.000		1.0000	309,765.8	158,000
Total Card Land Units					0.51	AC	Parcel Total Land Area					0.51	Total Land Value				158,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	4				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	40	4 Full-0 Half			
			CONDO DATA		
			Parcel Id	C	Ownr 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		709,825
			Year Built		1984
			Effective Year Built		1998
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		16
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		84
			RCNLD		596,300
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPLG	Gas Fireplace-	B	1	2500.00			84		0.00	2,100
WDC	Wood Decking	L	994	20.00	2004		70		0.00	12,500
GAR	Attached Gara	B	308	40.00			84		0.00	11,400
BMT	Basement-Unfi	B	1,830	26.01			84		0.00	34,900
BFA	Bsmt Fin-Avg	B	300	17.36			84		0.00	4,400
BRR	Bsmt Rec Rm-	B	500	8.05			84		0.00	3,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,830	1,830	1,830	259.53	474,947
BMT	Basement Area	0	1,830	0	0.00	0
FAT	Attic, Finished	20	132	20	39.32	5,191
GAR	Attached Garage	0	308	0	0.00	0
TQS	Three Quarter Story	867	1,334	867	168.68	225,016
UAT	Attic, Unfinished	0	176	18	26.54	4,672
WDK	Wood Deck	0	994	0	0.00	0
Ttl Gross Liv / Lease Area		2,717	6,604	2,735		709,826

